



OFFICE OF THE COUNTY EXECUTIVE  
ROCKVILLE, MARYLAND 20850

Isiah Leggett  
County Executive

June 15, 2011

Francoise Carrier, Planning Board Chair  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, Maryland 20210

Dear Chairman Carrier and Members of the Planning Board:

I am writing to share with you my position on the annexation proposal and land use change for the Reed Brothers site at 15955 Frederick Road (Route 355). The contract purchaser of the site proposes to have the property annexed into the City of Rockville and to develop multi-family housing – a use which is not authorized by the Shady Grove Sector Plan. While I very much support housing and affordable housing in particular, I regret that I cannot support a residential use of this site because of its proximity to the Shady Grove Processing Facility and Transfer Station.

At times we must weigh competing worthy policy goals. While increasing housing near the Shady Grove Metro Station facility seems like the right thing to do, in this case it is not. Construction of housing a mere 200+ feet from the County's only municipal solid waste transfer station and materials recycling facility would be a problem.

Montgomery County's Division of Solid Waste Services makes every effort to maintain a clean and high-quality waste transfer operation. Nevertheless, the Transfer Station produces odors, noise, and dust. Even though trucking operations generally only occur in the daytime, it is not unusual to have operations through the night to address exigent conditions in the County. Likewise, CSX train operations at the facility can run into the night. Population and associated waste and recycling quantities are projected to continue to grow which could require changes to site operations and solid waste handling could potentially expand hours of operation. This is a use that is a fundamental public service and it simply is not susceptible to being relocated. Placing several hundred dwelling units next to and overlooking this operation does not make sense. The county would not place this facility next to such a housing development if it were locating the facility in the first instance, and it does not make sense to allow high density housing to locate in such close proximity to it after the fact.

The plans from the developer call for 417 dwelling units, in two five-story apartment buildings a mere 200+ feet from the Transfer Station operations. This would place residents

Francoise Carrier, Planning Board Chair  
Montgomery County Planning Board  
June 15, 2011  
Page 2

directly within sight and sound of the trash facility. The apartment building would be closer to Transfer Station operations than any other existing or planned residential building in the area. Additionally, the apartments would directly overlook the solid waste facilities. The County Council considered this and rejected it for these reasons when it adopted the Shady Grove Sector Plan.

While I support transit-oriented development and affordable housing throughout the county, the likely future conflicts between the expectations of a residential community and the critical public need for the potential 24-hour per day waste management operations at the Shady Grove Processing Facility and Transfer Station compels me to oppose the proposal to allow multi-family residential use of 15955 Frederick Road.

Sincerely,

A handwritten signature in black ink, appearing to read 'Isiah Leggett', with a stylized flourish extending to the right.

Isiah Leggett  
County Executive

cc: Phyllis Marcuccio, Mayor, City of Rockville  
Valerie Ervin, Council President